



Passyunk Square Civic Association

PO Box 18052 Philadelphia, PA 19147 www.passyunk.org

Washington Avenue to Tasker Street & 6th Street to Broad Street

February 11, 2011

Ms Lynette Brown Sow, Chair
Zoning Board of Adjustments
1401 JFK Boulevard – Concourse
Philadelphia, PA 19102

RE: 921-931 Ellsworth Street
Calendar No.13464

The PSCA Zoning Committee held a public meeting on February 8th to provide a forum for the above reference case. The applicant is applying for the relocation of lot lines to create one lot from two deeded lots for the erection of a five story structure (maximum height 56 feet) for use as 64 unit apartments for senior adults and for 25 parking spaces including two handicap spaces on the first floor rear and a community garden on the first floor side.

Please be advised that the PSCA is in **NON-OPPOSITION** to this application with the following provisos.

- Construction hours will be 8:00 AM -5:00 PM Monday thru Friday.
- There will be no loud work on weekends
- No dumpsters on the street or sidewalk during construction
- Street trees will be replaced
- Permeable roofing materials will be used on the 3rd floor roof area and driveway.
- Underground stormwater management will be included in the construction
- Security lighting on the outside areas of the building
- Building Management will support permit- parking if the neighbors decide to apply.

As always, the PSCA appreciates the time and consideration of the Zoning Board on this matter.

Respectfully

Signed John DiGiulio/pf

John DiGiulio
Chairman, Zoning Committee
Passyunk Square Civic Association

Cc: The Hon. Frank DiCicco, 1st District Councilman
Senator Larry Farnese
Applicant